

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

tel. 724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, ~~1962-82~~ 1963-1983:

To **Delany MacVeigh & Pike,** Register Reference No. **YA 1413**
Clyde House,
15 Clyde Road, Planning Control No.
Dublin 14: Application Received **16/8/83**
Additional Information Received **18/11/83**
Applicant **Okandl Estates Ltd:** Time Ext. up to & incl. **21/2/84**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ **423/84B** dated **21/2/84** decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For **Proposed residential development of 12 semi detached houses with access off**

Edmondstown Road and Moyville Estate, Dublin 14:

for the following reasons:

1. The proposed development of 12 houses, with access to Edmondstown Road, would be premature because the roads plan for the area has not been finally determined by the Planning Authority or An Bord Pleanala on appeal.
2. The proposed junction onto the ~~substandard~~ Edmondstown Road is inadequate and would endanger public safety by reason of a traffic hazard as vision splays to Development Plan Standards cannot be provided.
3. No provision has been made for the co-ordination of this development with adjoining lands located in an area zoned "to provide for residential development" in accordance with approved action area plans in the County Development Plan and thus would be contrary to the proper planning and development of the area.
4. The layout proposed indicates an unsatisfactory layout for back gardens which are affected by a steep escarpment crossing the site.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **21st. February, 1984.**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1983~~ 1963-1983:

To **Delany MacVeigh & Pike,**
Clyde House,
15, Clyde Road,
Dublin 5.

Applicant **Gkandl Estates Ltd.**

Decision Order
Number and Date **P/423/84A** **21/2/84**

Register Reference No. **YA 1413**

Planning Control No.

Application Received on **16/8/83**

Add. Inf. Rec. **18/11/83**

Time Ext. up to & incl. **21/2/84**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

Residential development of 36no. semi-detached houses with access off

Edmondstown Road and Moyville Estate, Dublin 14:

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 1. That the development to be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by the other conditions attached hereto. 2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development. 3. That the ^{each} proposed house be used as a single dwelling unit. 4. That a financial contribution in the sum of £27,720. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site. 	<ol style="list-style-type: none"> 1. To ensure that the development shall be in accordance with the permission and that effective control be maintained. 2. In order to comply with the Sanitary Services Acts, 1878-1984. 3. To prevent unauthorised development. 4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

(Contd. ...)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date **21st February, 1984**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, car parks, sewers, watermains or drains has been given by:

(a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,000. (Thirty thousand pounds),

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, car parks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of a cash sum of £20,000. to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Or/

(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge.

5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:— An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1982, 1963-1983

To Delany MacVeigh & Pike, Decision Order
Number and Date P/423/84A - 21/2/84
Clyde House, Register Reference No. YA 1413
15 Clyde Road, Planning Control No. _____
Dublin 14s Application Received on 16/8/83
Applicant Okandl Estates Ltds Add. Inf. Rec. 18/11/83
Time Ext. up to & incl. 21/2/84

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

Proposed residential development of 36no. semi detached houses with access off Edmondstown Road and Moyville Estate, Dublin 14s

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
6. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, or other debris on adjoining roads during the course of the works.	6. To protect the amenities of the area.
7. That all public services to the proposed development, including electrical, telephone cables and equipment, be located underground throughout the entire site.	7. In the interest of amenity.
8. That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by the County Council.	8. In the interest of amenity and public safety.
9. That no dwellinghouse be occupied until all the services have been connected thereto and are operational.	9. In the interest of the proper planning and development of the area.
10. That the area shown as open space be levelled, soiled, seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.	10. In the interest of the proper planning and development of the area.
11. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	11. In order to comply with the Sanitary Services Acts, 1878 - 1964.

(Contd. . . .)

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer

Date 21st February, 1984

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

12. That all watermain tapplings, branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.

12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.

13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

13. In the interest of the proper planning and development of the area.

14. That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

14. In the interest of visual amenity.

15. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.

15. In the interest of the proper planning and development of the area.

16. That houses nos. 1-12 inclusive taking access from Edmondstown Road, be provisionally excluded from the proposed housing development, pending the submission of an acceptable and comprehensive development scheme for lands fronting Edmondstown Road.

16. In the interest of the proper planning and development of the area.

17. That details of a specification and the location of a palisade fence be submitted and agreed with the Parks Department of Dublin County Council before commencement of development. An 1.8m. high palisade fence to be provided along the north-west boundary of the open space adjoining site no. 13.

17. In the interest of the proper planning and development of the area.

(Contd.....)

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:-- An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1962-1982, 1963-1983:

To	Delany MacVeigh & Pike,	Decision Order	P/423/84A	21/2/84
	Clyde House,	Number and Date		
	15 Clyde Road,	Register Reference No.	YA 1413	
	Dublin 14.	Planning Control No.		
Applicant	St Okendil Estates Ltd.	Application Received on	16/8/83	
		Add. Inf. Rec.	18/11/83	
		Time Ext. up to & incl.	21/2/84	

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-

Proposed residential development of 36no. semi detached houses with access off Edmondstown Road and Moyville Estate, Dublin 14.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
18. That a detailed landscape proposal plus specification (to include vegetation and open space protection measures) be submitted after consultation with the Parks Department and prior to the commencement of development. Or alternatively the developer may undertake to pay a financial contribution in the sum of £300. per house towards the development of the public open space. This contribution to be paid prior to commencement of development.	18. In the interest of visual amenity.
19. That a scheme of street tree planting be submitted after discussion and consultation with the Parks Department prior to the commencement of development.	19. In the interest of visual amenity.
20. Areas of public open space are to be reserved free of development works and shall not be used as a site compound or for the storage of plant or materials.	20. In the interest of amenity.
21. Applicants to submit full details of the proposed surface water outfall to the Owendoher River. These details including wayleaves over lands not in the applicants control to be submitted for agreement to the Sanitary Services Department of Dublin County Council before development commences on the site.	21. In order to comply with the Sanitary Services Acts, 1878-1964.

(Contd.)

Signed on behalf of the Dublin County Council

For Principal Officer

Date **21st February, 1984**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

Cont.....

Applicant to submit full details of the proposed treatment of the "Mill Stream" as it affects the proposed development and proposals for the treatment of the stream to the Sanitary Services Department before development commences.

22. That a financial contribution in the sum of £700. per house (ie. £25,200.) be paid by the proposer to the Dublin County Council towards the cost of road improvements in the area; this contribution to be paid before the commencement of development on the site.

23. That the estate roads be built to the Dublin County Council's standards for road development works. All house sites shall have a maximum driveway gradient of less than 5%.

24. That full details relating to location design and structural details of the proposed retaining walls located at the west side of the carriageway serving sites nos. 13-28 and also retaining walls located on house sites be submitted to the Building Control Department, Dublin County Council, for approval before development commences on this site after consultation.

22. In the interest of the proper planning and development of the area.

23. In the interest of the proper planning and development of the area.

24. In the interest of the proper planning and development of the area.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, ~~1962-1983~~ 1963-1983:

To **Delany MacVeigh & Pike,** Register Reference No. **YA 1413**
Clyde House,
15 Clyde Road, Planning Control No.
Dublin 14: Application Received **16/8/83**
Additional Information Received **18/11/83**
Applicant **Okandl. Estates Ltd:** Time Ext. up to & incl. **21/2/84**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ **423/84B** dated **21/2/84** decided to refuse:

~~OUTLINE PERMISSION~~ PERMISSION ~~APPROVAL~~

For **Proposed residential development of 12 semi detached houses with access off**

Edmondstown Road and Moyville Estate, Dublin 14:

for the following reasons:

1. The proposed development of 12 houses, with access to Edmondstown Road, would be premature because the roads plan for the area has not been finally determined by the Planning Authority or An Bord Pleanala on appeal.
2. The proposed junction onto the substandard Edmondstown Road is inadequate and would endanger public safety by reason of a traffic hazard as vision splays to Development Plan Standards cannot be provided.
3. No provision has been made for the co-ordination of this development with adjoining lands located in an area zoned "to provide for residential development" in accordance with approved action area plans in the County Development Plan and thus would be contrary to the proper planning and development of the area.
4. The layout proposed indicates an unsatisfactory layout for back gardens which are affected by a steep escarpment crossing the site.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **21st. February, 1984.**

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

YA.1413

17th January, 1984.

Delany MacVeigh & Pike,
Clyde House,
15, Clyde Road,
Dublin 4.

Re: Proposed residential development of 48 semi-detached houses with access off Edmondstown Road and Moyville Estate, Dublin 14 for Okandl Estates Ltd.

Dear Sirs,

With reference to your planning application received here on 16/8/'83 (additional information received 18/11/'83, letter of extension period received 17/1/'84), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 21/2/'84.

Yours faithfully,


for Principal Officer

YA 1413

14th October, 1983.

Delany MacVeigh & Pike,
15, Clyde Road,
Dublin 4.

RE: Proposed residential development of 48 semi-detached houses at Edmondstown Road, Dublin 14, for Okandi Estates Ltd.

Dear Sir,

With reference to your planning application received here on 16th August, 1983, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

1. Applicant to submit written permissions from the owner of Moyville Estate to connect into the foul and surface water sewers on this estate and that access to the proposed development is available with the owners consent.
2. Applicant to submit long sections along roads serving nos. 1-12 and 13-28 plus a number of cross sections to show the relative levels of houses along the roads and also to show relative levels of houses nos. 13-28 to the existing houses in Moyville Estate. Details of any retaining walls required to be submitted. Cross sections of house sites nos. 1-12 are also required to show rear gardens with a fully utilisable rear garden with a 10.7m. depth.
3. Applicant to submit details of the proposed treatment of the boundary of the open space area at the north-west corner of the site where it adjoins the escarpment, after discussions with the Parks Department of Dublin County Council.
4. Applicant to submit details of proposals for protective fencing between the estate road serving houses 13-28 and the edge of the escarpment behind houses nos. 1-12.

(Cont.....)

Reg. Ref. No. YA 1413:-

Cont.....

5. The applicant to submit a new public notice in the following terms:-

"Co. Dublin - Permission sought for residential development of 48 semi detached houses with access off Edmondstown Road and Moyville Estate, Dublin for Okandl Estates Limited".

6. The proposed access does not provide for the normal vision splays of 90 metres from a setback of 4.5 metres. The developer to clarify how he proposes to provide a safe access onto Edmondstown Road.

Please mark your reply "Additional Information" and quote the Reg. No. given above.

Yours faithfully,


for Principal Officer.